| 149.0 | 0003 | 0016.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 778,100 / 778,100 |
| | | | | | USE VALUE: | 778,100 / 778,100 |
| | | | | | ASSESSED: | 778,100 / 778,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 56 | | ROBBINS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PERETZ RAY SYLVIA/ETAL |
| Owner 2: | MAZER SANDOR MURRAY |
| Owner 3: | |
| Street 1: | 56 ROBBINS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8371.000 | 305,800 | 2,500 | 469,800 | 778,100 |
| Total Card | 0.192 | 305,800 | 2,500 | 469,800 | 778,100 |
| Total Parcel | 0.192 | 305,800 | 2,500 | 469,800 | 778,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.24 /Parcel: 463.24

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 98094

**GIS Ref**

**GIS Ref**

**Insp Date** 02/24/18

!11643!

## PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 305,800 | 2500 | 8,371. | 469,800 | 778,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 296,400 | 2500 | 8,371. | 469,800 | 768,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 296,400 | 2500 | 8,371. | 469,800 | 768,700 | 768,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 236,800 | 2500 | 8,371. | 469,800 | 709,100 | 709,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 236,800 | 2500 | 8,371. | 416,100 | 655,400 | 655,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 236,800 | 2500 | 8,371. | 349,000 | 588,300 | 588,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 236,800 | 2500 | 8,371. | 349,000 | 588,300 | 588,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 223,200 | 2500 | 8,371. | 302,000 | 527,700 | 527,700 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 12:51:18 |

## LAST REV

| Date | Time |
|---|---|
| 03/27/18 | 09:08:08 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11643

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HUNTER WILLIAM | 1139-113 | | 4/4/1995 | | 240,250 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98094 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/26/2013 | 604 | Re-Roof | 8,120 | C | | | | |
| 4/10/2013 | 520 | Solar Pa | 25,000 | C | | | | |
| 12/14/2010 | 2409 | Manual | 3,289 | | | | | INSULATE WALLS |
| 10/21/1997 | 640 | Alterati | 6,000 | | | | | WALL-DRIVEWAY |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/24/2018 | MEAS&NOTICE | HS | Hanne S |
| 6/13/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/26/2009 | Inspected | 189 | PATRIOT |
| 12/19/2008 | Measured | 372 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 268 | PATRIOT |
| 7/16/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8371 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 8 | | | | | | | | | 469,790 | | | | | | 469,800 | |

Total AC/HA: 0.19217 | Total SF/SM: 8371 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 469,790 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29814816 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 174.365 |
| Other Features: | 64518 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 443146 |
| Depreciation: | 137375 |
| Depreciated Total: | 305771 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

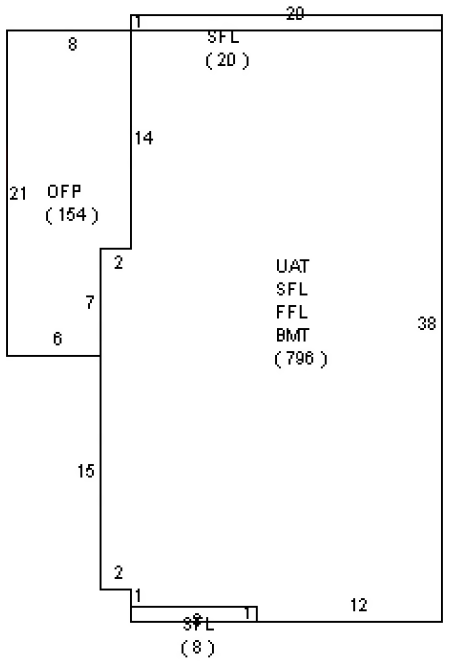
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 191.80 |
| Special Features: | 0 | Val/Su Net: | 114.53 |
| Final Total: | 305800 | Val/Su SzAd | 188.77 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 824 | 174.360 | 143,677 |
| BMT | Basement | 796 | 52.310 | 41,638 |
| FFL | First Floor | 796 | 174.360 | 138,795 |
| OFP | Open Porch | 154 | 27.080 | 4,170 |
| UAT | Upper Attic | 100 | 101.130 | 10,063 |
| | Net Sketched Area: | 2,670 | Total: | 338,343 |
| Size Ad | 1620 | Gross Area | 3366 | FinArea 1680 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 50 | FLA | 60 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 149.0-0003-0016.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X19 | F | FR | 1934 | 24.27 | T | 50 | 101 | | | 2,500 | | | 2,500 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 2,500 | Total Special Featues: | Total: 2,500 |